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Summary

Reference	MC/12/2763
Alternative Reference	Not Available
Application Received	Mon 19 Nov 2012
Application Validated	Tue 24 Sep 2013
Address	Strood Yacht Club Temple Manor Marsh Knight Road Strood Kent ME2 2AH
Proposal	Construction of new pontoons and piles
Decision	Approval with Conditions
Decision Issued Date	Tue 19 Nov 2013

Further Information

Application Type	Full Application
Decision	Approval with Conditions
Actual Decision Level	Not Available
Expected Decision Level	Not Available
Case Officer	Not Available
Parish	Not Available
Ward	Strood South Ward
District Reference	Not Available
Applicant Name	Not Available
Agent Name	Mr D Lucas
Agent Company Name	Not Available
Agent Address	Alandale 15 Tonbridge Road Wateringbury Kent ME18 5BS

Environmental Assessment Requested	No

Contacts

Ward Councillors

Councillor Richard Thorne

Councillor Josie Iles

Councillor Chris Buckwell

Important Dates

Application Received Date	Mon 19 Nov 2012
Application Validated Date	Tue 24 Sep 2013
Expiry Date	Fri 25 Oct 2013
Actual Committee Date	Not Available
Latest Neighbour Consultation Date	Not Available
Neighbour Consultation Expiry Date	Fri 25 Oct 2013
Standard Consultation Date	Fri 04 Oct 2013
Standard Consultation Expiry Date	Fri 25 Oct 2013
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Internal Target Date	Tue 05 Nov 2013
Agreed Expiry Date	Tue 05 Nov 2013
Decision Made Date	Tue 19 Nov 2013
Decision Issued Date	Tue 19 Nov 2013

Permission Expiry Date	Not Available
Decision Printed Date	Tue 19 Nov 2013
Environmental Impact Assessment Received	Not Available
Temporary Permission Expiry Date	Not Available

Constraints

Name	Constraint Type	Status
Not Available	Not Available	Not Available

Related Information

There are 8 documents associated with this application.

There are 0 cases associated with this application.

There is 1 property associated with this application.

Decision Notice

MC/12/2763

Mr D Lucas

Alandale
15 Tonbridge Road
Wateringbury
Kent
ME18 5BS

Housing and Regeneration
Regeneration, Community and Culture
Gun Wharf
Dock Road
Chatham
Kent ME4 4TR
Telephone: 01634 331700
Facsimile: 01634 331195
Minicom:01634 331300

App's Name Strood Yacht Club

TOWN & COUNTRY PLANNING ACT 1990
Town & Country Planning (Development Management Procedure) (England) Order 2010

Proposal: Construction of new pontoons and piles

Location: STROOD YACHT CLUB TEMPLE MANOR MARSH KNIGHT ROAD STROOD KENT ME2 2AH

Notification of Grant of Planning Permission to Develop Land.

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS GRANTED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 19 November, 2012.

SUBJECT TO THE CONDITIONS SPECIFIED HEREUNDER:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out in accordance with the following approved plans: A2 drawing titled "Proposed Plan For New Pontoons and Pilling At Strood Yacht Club Temple Manor Marsh, Knight Road Strood, Kent, ME2 2AH" received 28 May 2013 and Site Location Plan received 19 November 2012.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place until full details of the proposed piling have been submitted to and approved in writing by the Local Authority. The details shall include timescales for the proposed piling works, including the hours of operation. The development shall only be undertaken in accordance with the approved details and thereafter maintained.

Reason: In the interests of biodiversity protection and protecting the environment as the site over lies the principle and secondary aquifers.

Your attention is drawn to the following informative(s):-

The proposals the subject of this planning application have been considered under the provisions of the Medway Local Plan 2003 (the Local Plan), most particularly BNE1, BNE2 and T1 of the Local Plan, and having regard to the proximity to neighbouring properties and the siting, design and appearance of the proposed new development, the submitted application is considered to be in accordance with the above mentioned Development Plan Policies.

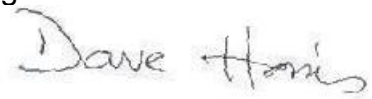
In accordance with paragraphs 186 and 187 of the NPPF Medway Council takes a positive and proactive approach to development proposals focused on solutions. Medway Council works with applicants/agents in a positive and proactive manner by;

- Offering a pre-application advice service,
- Updating applicants/agents of any issues that may arise in the processing of their application,
- Where possible suggesting solutions,
- Informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- By adhering to the requirements of the Development Management Customer Charter.

In this instance the applicant/agent was updated of any issues after the initial site visit.

The following was also considered as part of this application: The Application Form received on 19 November 2012, A4 document titled Strood Yacht Club, and A4 document decribing methods used for construction of stage 1 and stage 2 both received on 28 May 2013.

Signed



David Harris
Development Manager
Date Of Notice 19 November, 2013

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

  28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.

  28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or on-line at www.planningportal.gov.uk/pcs

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.

Purchase Notes

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Application Number: MC/12/2763

Recommendation

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application seeks planning approval for the construction of new pontoons and piles on the River Medway.

Relevant Planning History

Case ref: MC/04/0489 Construction of single storey extension to clubhouse
Decision Approval with Conditions
Decided 26/04/2004

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties.

The Environment Agency has also been consulted.

The Environment Agency have stated that they have no objection to this proposal subject to specific conditions be placed on this application, these views are also supported by the Councils Environmental Protection Team Leader.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.

Planning Appraisal

Principle

The application site lies on the riverside of the Medway and falls just outside of the Strood Waterfront Action Area as defined by the proposals map of the Medway Local Plan 2003. The aim of the policy S10 of the Medway Local Plan is to regenerate the area South of Strood town centre. In this case however the policies in the Medway Local Plan attached to regenerating this area of Strood (S10, H1, H3 and ED2) do not apply as the site lies beyond the designated boundary of the Strood Waterfront Action Area. However the site does lie within the urban area as defined by the same proposals map and as such is considered to be acceptable in general policy terms. As such this application will be judged on its design and amenities considerations.

Design

This application is for the installation of Fore and Aft moorings on pontoons and piles to be stretched 51 metres from the bank of the River Medway into the river, these will replace the existing mud moorings, which are on chains and sinkers. The applicant states that this is phase one of the project. Phase two will add additional Fore and Aft moorings for an additional 70 metres.

The method used to place the piles (which are 139.7 mm x 6mm) through varying depths of mud until it has passed through to the chalk level (this can be at a depth of approximately 9 metres) appears to be a standard method using an electric vibrator when the tide is out. Once in place, level and stable the pontoons will be attached to the piles. The pontoons will run parallel with an existing sunken con lighters (scl). From the plan submitted phase one shows that in total there will be 9 pontoons. Phases two shows that there will be an additional 12 pontoon bringing the total number of pontoons to 21.

The pontoons sit on top of floats (2 floats per pontoon). Each float has an internal core of 70e foam, which is encased in 32mm concrete, the dimensions for the floats are 1830mm x 1830mm x 760mm. When the tide is out these floats sit on top of the mud. The decking used will be 145mm x 21mm PFS Grooved Smooth Balau Decking. The bearers upon which the decking sits on will be 69mm x 44mm OPEPE Bearers. Any steel works used in this design (i.e bolts) will be hot dipped galvanised. Each deck is connected to the other by 40mm high by 9mm plates, which are welded to tops of steels with 7mm hole in the centre, with a 100mm by 50mm channel running all the way around the decking.

The design of the proposed floats and pontoons appears to be pretty standard, and has been designed with need in mind and not style. Floating pontoons are a standard item at a yacht club, and the plan submitted shows a proposed pontoon which is no different than the ones further up the river at the Medway Yacht Club or the ones opposite Strood Yacht Club on the other side of the river. Whist functional the design of the development is appropriate to the character, appearance and function of the built and natural environment. The use, scale, mass, proportions, details, materials, layout and siting are all acceptable and the proposal is considered to respect the scale, location and appearance of its surroundings, having no harm to the visual amenity. Therefore it is considered that this application conforms to policy BNE1 of the Medway Local Plan 2003.

Amenity

The nearest residential neighbour to Strood Yacht Club is to the East across the River Medway (Esplanade) and as such no amenities afforded to the residential neighbours of the Esplanade will be affected by this proposal. To the West of the site is Knights Park Industrial Estate and again the amenities afforded to Knights Park Industrial Estate will not be affected by this proposal. This proposal does however improve the amenities afforded to Strood Yacht Club. The scl is currently used as a way to gain ship to shore access. Members' boats are moored out in the river and currently members have to walk along the scl then climb down on to existing pontoons. Due to the height difference between the pontoons and scl this can be dangerous especially when wet. By installing additional pontoons between the shore and the boats moored in the river and not using the scl the journey will be a lot safer even when the pontoons are wet as there will be no difference in height. Pontoons are a standard piece of equipment that appear on rivers and as such this proposal would have no detrimental impact on the character and appearance on the area.

Because of the proposed improvement in safety resulting from this proposal and the lack of impact this proposal will have on the amenities of neighbours and the street scene generally this application conforms to policy BNE2 of the adopted Local Plan.

Highways

There are no highways implications as a result of this application and as such it is therefore considered that this application conforms to policy T1 of the adopted Local Plan.

Other Matters

Kent County Council originally asked for a Ecological Assessment be submitted as part of this application, however after they were informed that works will be very slow and be over a 3 month period they retracted their initial statement.

The Environment Agency have commented and said that their preferred method of piling to be used is silent piling as this is the more environmentally sensitive option. They have also stated that they would like to see that no piling is done at night as species such as sea trout and elvers move up river at night in preference to daytime and as such any piling at night will disturb them. However if night time piling is unavoidable (due to tides for example) they the Environment Agency asks that this only be done in January/February as river trouts and elvers are not migrating up stream at this time of the year.

Conclusions and Reasons for Approval

Taking in to account the above, pontoons are an everyday part of sailing life on rivers. The current way to get from ship to shore and vice versa via the scl can be hazardous and as such the installation of additional pontoons is necessary to reduce the risks of an accident. The installation of pontoons improves the amenities of Strood Yacht Club and has no impact on the character and appearance of the wider area or the amenities of the adjoining occupiers. This application conforms to policies BNE1, BNE2 and T1 of the adopted Medway Local Plan 2003 and subject to conditions is recommended for approval.

Development Control
Medway Council
Civic Headquarters
Gun Wharf
Dock Road
CHATHAM
Kent ME4 4TR

Telephone: 01634 331700
Facsimile: 01634 331195
Minicom: 01634 331300
planning.representations@medway.gov.uk
http://www.medway.gov.uk/planning

19 NOV 2012

Medway Council
Serving You

Application for Planning Permission.
Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	STROOD YACHT CLUB
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	TEMPLE MANOR MARSH, KNIGHT RD
Address 2:	
Address 3:	
Town:	STROOD
County:	KENT
Country:	
Postcode:	ME2 2AH

2. Agent Name and Address

Title:	MR
First name:	DEREK
Last name:	LUCAS
Company (optional):	—
Unit:	—
House number:	15
House suffix:	
House name:	ALANDALE
Address 1:	TONBRIDGE ROAD, WATERINGBURY
Address 2:	
Address 3:	
Town:	MAIDSTONE
County:	KENT
Country:	
Postcode:	ME18 5BS

3. Description of the Proposal

Please describe the proposed development, including any change of use:

INSTALLATION OF NEW PONTOONS & PILES

MC / 12 / 2763

ORIGINAL

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:	/	House number:	/	House suffix:	/
House name:	STROOD YACHT CLUB				
Address 1:	TEMPEST MANOR MARSH KNIGHT RD				
Address 2:					
Address 3:					
Town:	STROOD				
County:					
Postcode (optional):	ME2 2AH				

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☑ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☑ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☐	☐
Roof			☐	☐
Windows	N/A		☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles	N/A		
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Cess pit
- ☐ Septic tank
- ☐ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☑ No

If Yes, please include the details of the existing system on the *application drawings and state references for the* plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☐ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing watercourse
- ☐ Soakaway N/A
- ☐ Pond/lake
- ☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species: N/A

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☐ No

14. Existing Use

Please describe the current use of the site:

MOORINGS

Is the site currently vacant? ☑ Yes ☐ No

If Yes, please describe the last use of the site:

MOORINGS

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination *assessment with your application.*

Land which is known to be contaminated? ☐ Yes ☐ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination? N/A ☐ Yes ☐ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? N/A ☐ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

*17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☑ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a + b + c + d + e + f + g) =							A

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a + b + c + d + e + f + g) =							B

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a + b + c + d + e + f + g) =							C

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a + b + c + d + e + f + g) =							D

Total proposed residential units (A + B + C + D) = ☐

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a + b + c + d + e + f + g) =							E

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a + b + c + d + e + f + g) =							F

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a + b + c + d + e + f + g) =							G

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals (a + b + c + d + e + f + g) =							H

Total existing residential units (E + F + G + H) = ☐

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): ☐

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER		☐				
Please Specify		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

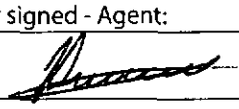
24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		8/10/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)*of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper *(circulating in the area where the land is situated)*:	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YY

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 8/10/2012

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☐

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

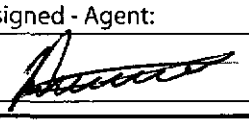
The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		8/10/2012 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01622	812824	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional): dereklucas@Hotmail.co.uk.

30. Site Visit

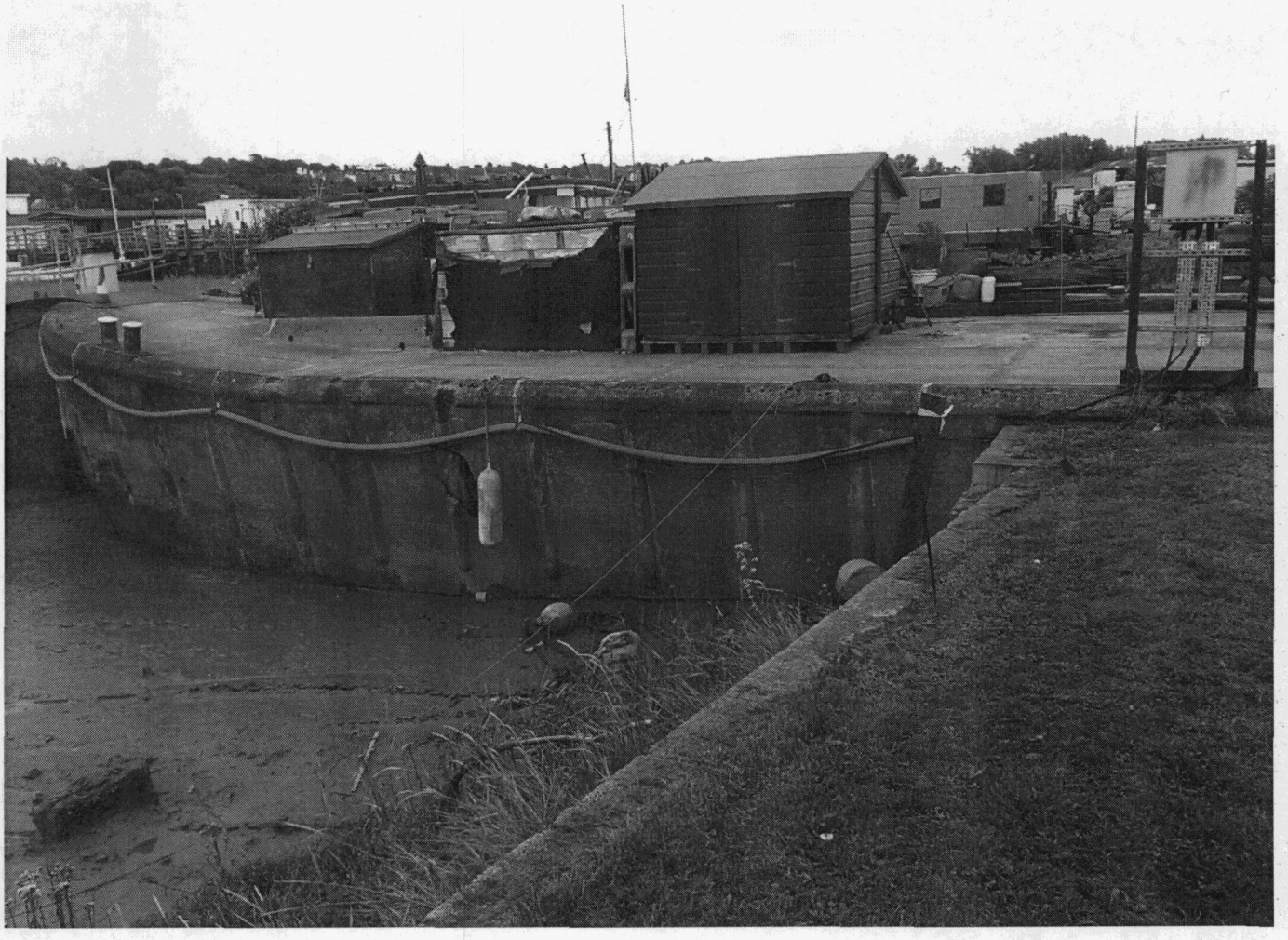
Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☑ No

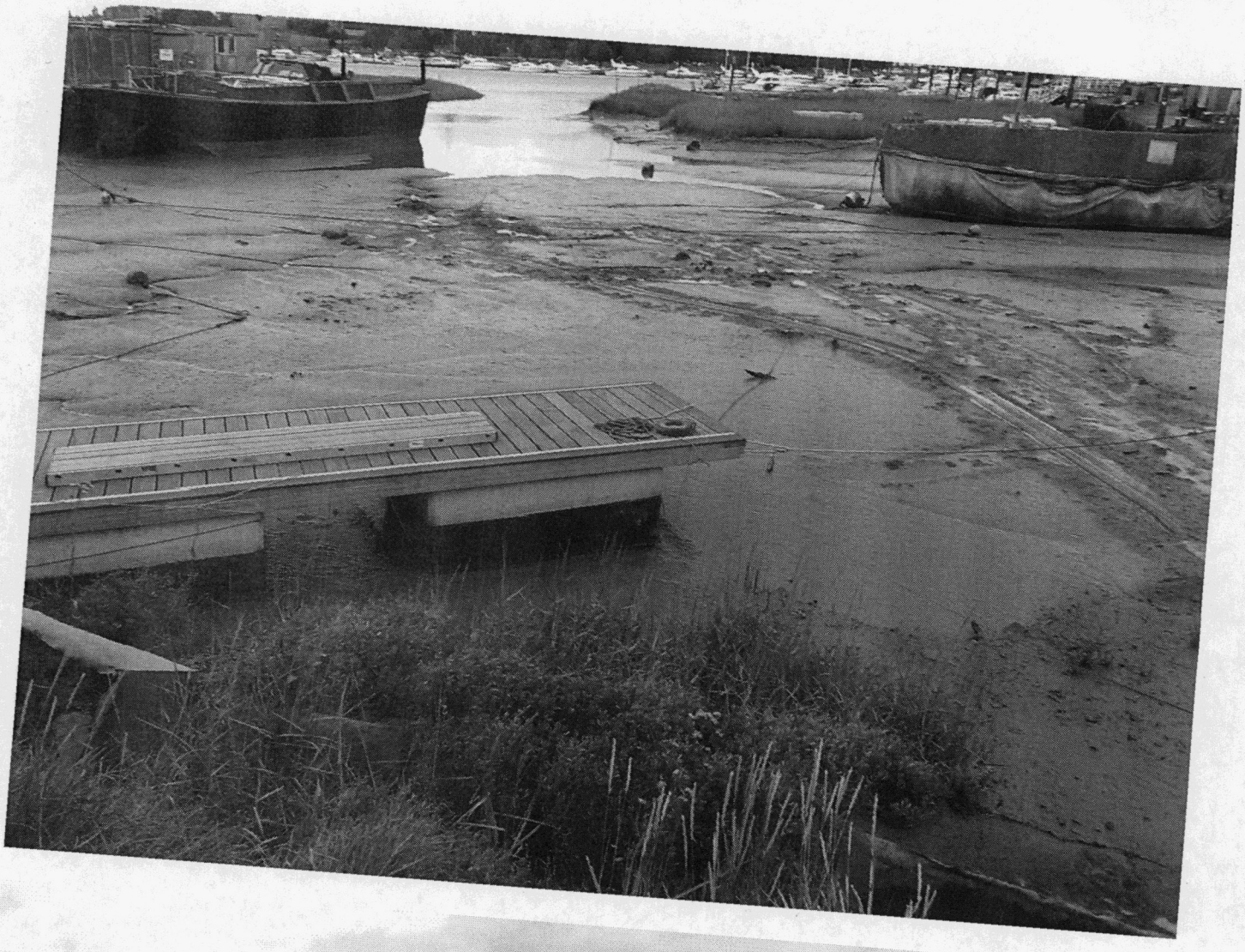
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

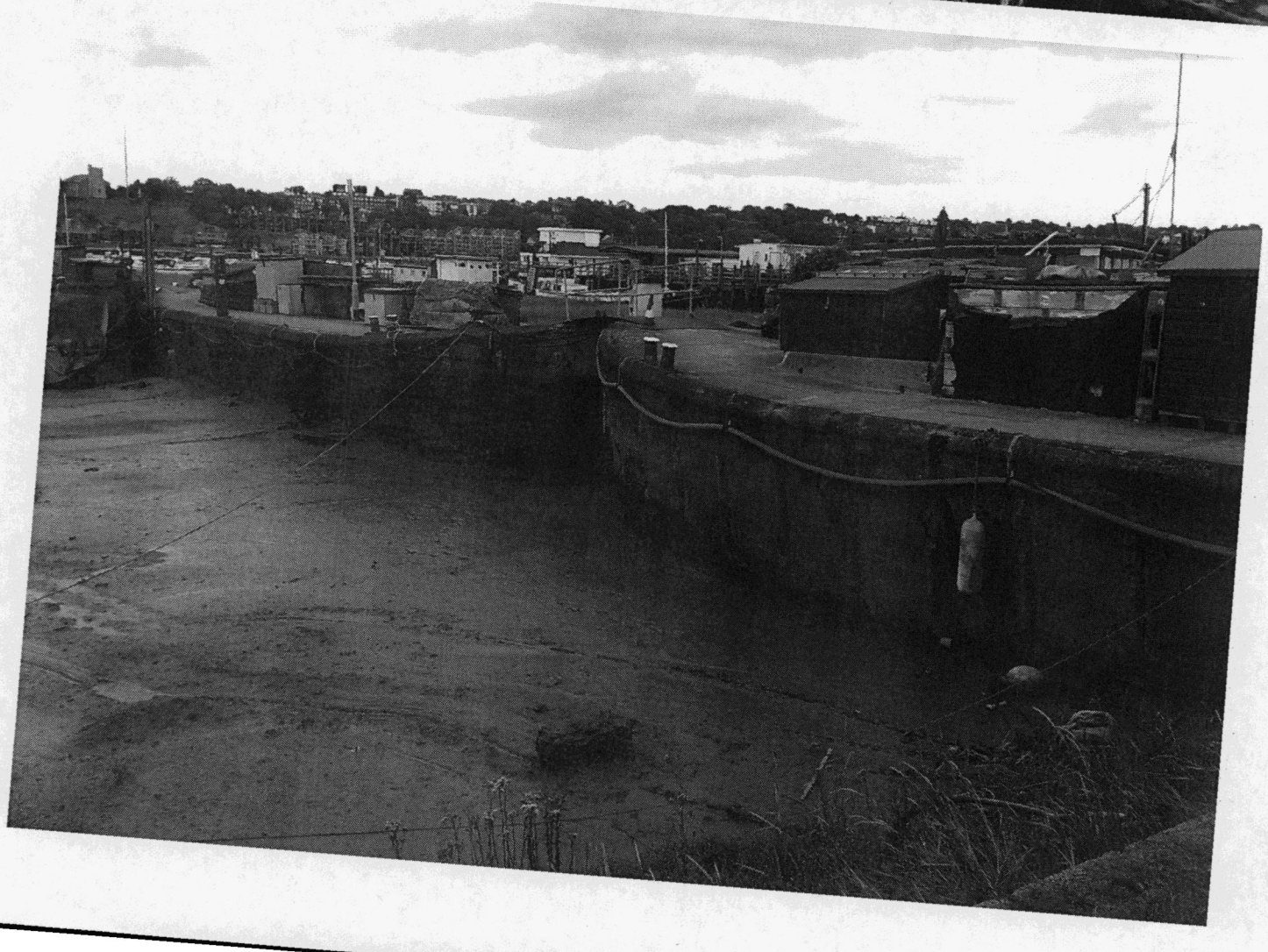
If Other has been selected, please provide:

Contact name:	Telephone number:

Email address:







Medway
Serving You

MEDWAY COUNCIL

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010, 1515

Medway Council has received a planning application for Construction of new pontoon
and office at STROOD YACHT CLUB, TEMPLE MANOR, MARSH KNIGHT ROAD,
STROOD, KENT ME2 2AH

A copy of the application and of the plans and other documents submitted with it may
be inspected at the offices of the Council at the Planning Helpline, Gun Wharf,
Dock Road, Chatham, Kent ME4 4TR between the hours of 9.00am and 5.00pm
Monday - Friday.

Any person wishing to make representations to the above mentioned Council
should do so in writing to the Head of Development Management, Medway Council,
Gun Wharf, Dock Road, Chatham, Kent ME4 4TR quoting the above reference
number, within 21 days of the date of this notice. Any representations received
after the expiry of this period will not be considered unless there is good reason
for the delay.

Any representations received will be available for public inspection at the offices
of the Council mentioned above and may be made available on the Council's
website. Representations cannot be treated as confidential and will be available
for inspection by the public.

Mick Hills
Head of Development Management

Date of Notice: 30 July 2010

STROOD YACHT CLUB

This project is to replace are existing mud moorings with for and arft moorings on pontoons.
As you can see by the plans supplied all the frame work is steel then hot dipped galvanised,
The floats are made of an internal core of 70e foam from Jablite and encased in 32mm concrete. The piles are 139.7mm x 6mm and will be given three coats of paint. The pontoons will be attached to the piles by saddles made in the same way as the pontoons and will have oak rubbing blocks. All screws and bolts will be stainless steel. The bearers will be of 69mm x 44mm Opepe and the Decking will be 145mm x 21mm PFS Grooved Smooth Balau Decking. All spacers and bushes will be of nylon.
The pilling will be done with and electric vibrater so there will be no chance of any pollution.
All the works will be carried out by Strood Yacht Club members . As soon as we get all the necessary permissions we will start putting the piles in for stage one followed by the pontoons. Stage two we have not got a start date for as this will be done at a much later date.
There will be no waste to be removed.

MEDWAY
28 MAY 2013
RECEIVED

ORIGINAL

MC112/2763

MEDWAY COUNCIL
23 MAY 2013
PLANNING

28 MAY 2013

Stage 1 will be started as soon as we get all approvals , Stage 2 will be done at a later date.

Stage 1

The aim of the project is to supply fore and arft moorings on pontoons and piles as per are plans these will replace our existing mud moorings which our on chains and sinkers.

We have a work barge that we will fit a tower to, on the tower we have two adjustable rods that have two rollers at the ends that hold the pile, one at the top and one at the bottom, having held the pile in position we would then position the barge, when the tide had gone out we would then adjust the pile till it was completely vertical then the slipper at the bottom would be pulled out allowing the pile to free fall until it stops under its own momentum. We then place the electric vibator on top and sink it into the chalk until we are happy with the stability of the pile, this might mean extra lengths being welded on top, the pile would then be cut off at a predetermined height and capped off, all the other piles will be done in the same manner being kept straight by laser, the pontoons wood then be fitted, the piles would then be fitted with anodes.

All the work will be carried out by our members

Stage 2 when done would be done in the same manner.

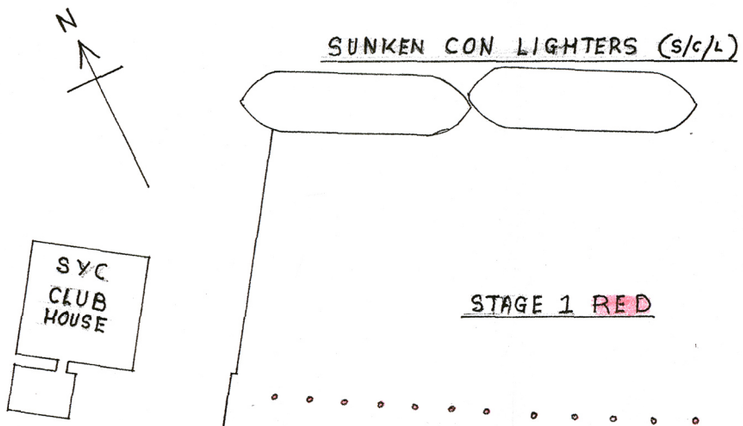
ORIGINAL

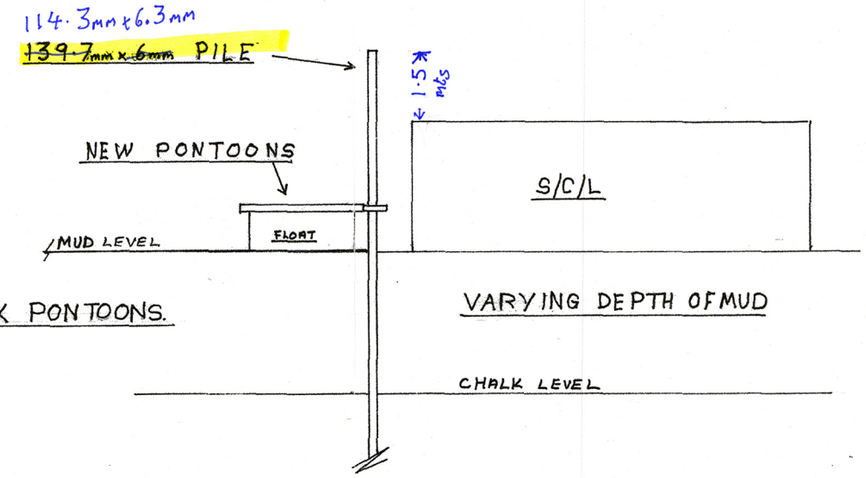
Mcl12/2763

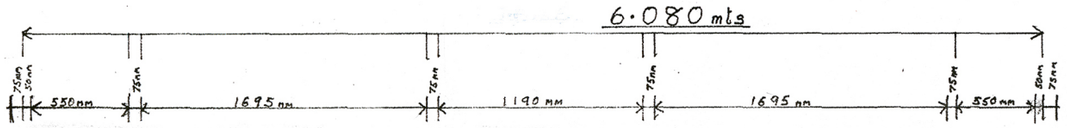
PROPOSED PLAN FOR NEW PONTOONS
AND PILLING AT STROOD YACHT CLUB
TEMPLE MANOR MARSH, KNIGHT ROAD
STROOD, KENT, ME2 2AH. TEL NO 01634 718261

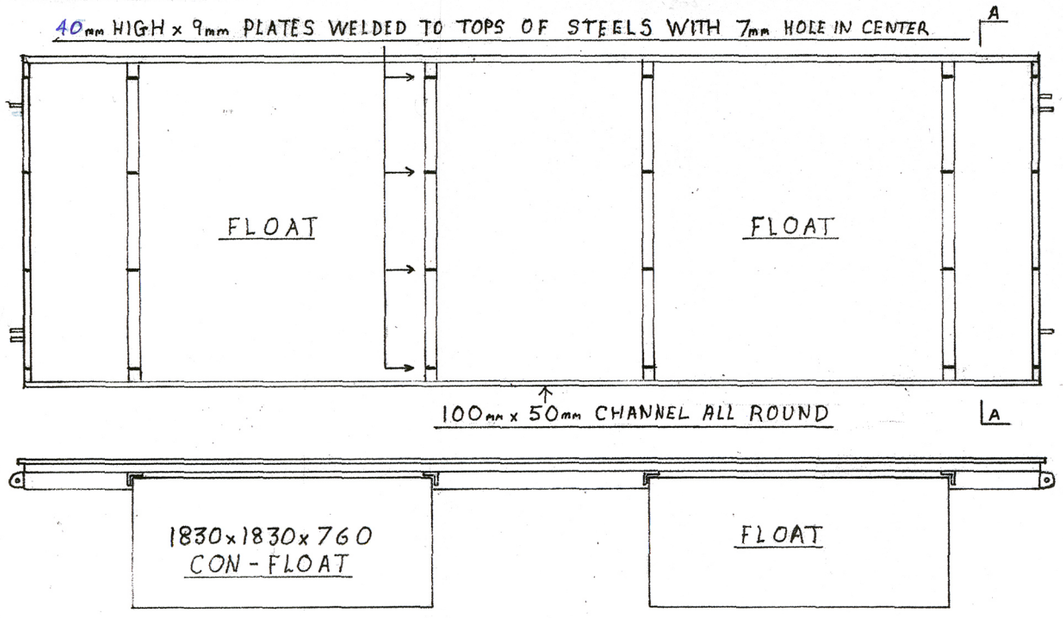
DATE 11-1-2013
SCALE 1:25
1:50
1:75

28 MAY 2013
ORIGINAL
Mc112 12763

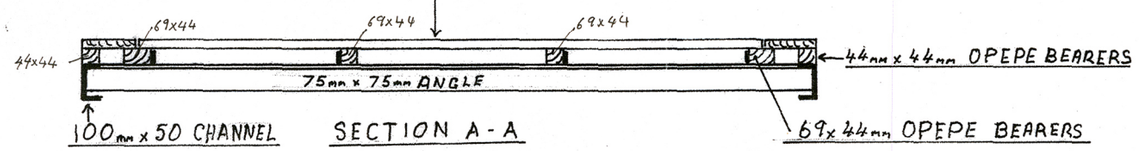


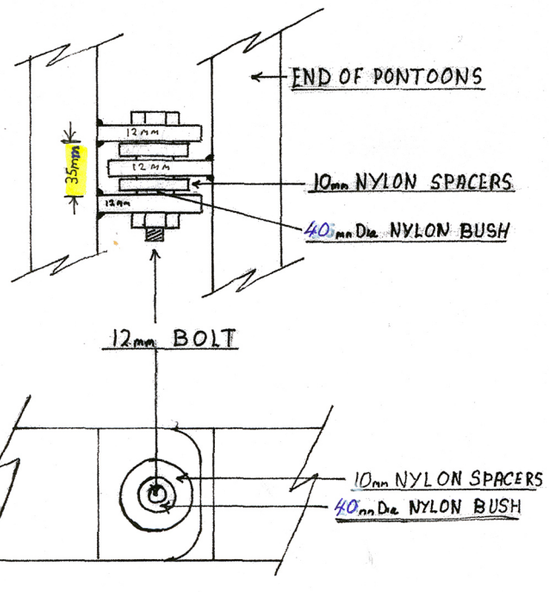


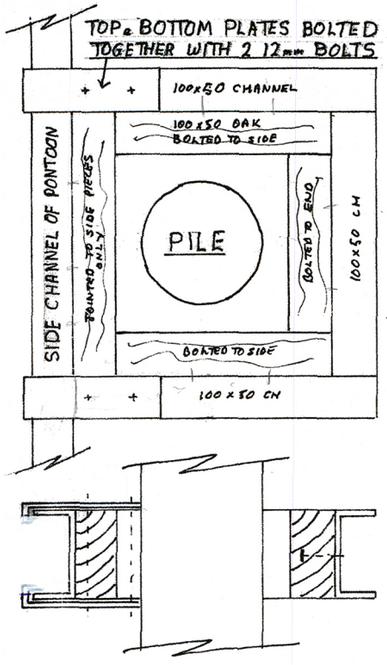


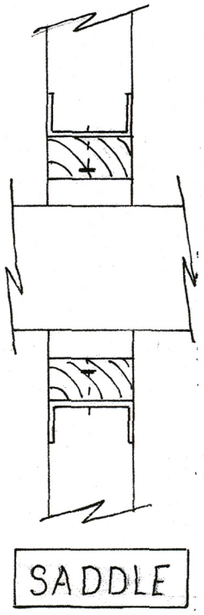


ALL STEELWORK TO PONTOONS TO BE HOT DIPPED GALVANISED









Mapping sourced from Ordnance Survey®

19 NOV 2012

Location Map

ORIGINAL

strood yacht club

pe13912

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The representation of features as lines is no evidence of a property boundary.

0 20 40

Scale 1:1250

Supplied By: **Medway Council**

Serial number: 001061870

Plot Centre Coordinates: 573434, 168548

MC / 12 / 2763